

LD32



# **GREATER CARPENTERS NEIGHBOURHOOD PLAN 2019-2028**

**Submission version May 2019**





**Greater Carpenters Neighbourhood Forum would like to thank the following for their support in helping us to develop our Neighbourhood Plan:** London Legacy Development Corporation Planning Officers, Just Space, London Tenants Federation, University College London Engineering Department and Engineering Exchange, UCL engineering and planning students, Locality, Max Fordham and AECOM, for their technical support and the large number of residents and stakeholders who have supported and contributed their local knowledge, views and opinions.

We would also like to thank: Trust for London, whose grant funding for London Tenants Federation provided some support from them and Just Space, Locality, for later funding, Julian Cheyne for his photographs of the Greater Carpenters Neighbourhood, students from Bartlett School of Planning who produced all but one of the maps contained in this document and the children from Carpenters Primary School who contributed to a competition to design a logo for the Forum. We found it very difficult to pick just one competition winner so our logo combines several of the best.



# Content

1. Introduction
2. Vision
3. Objectives
4. Policies

Economy and employment

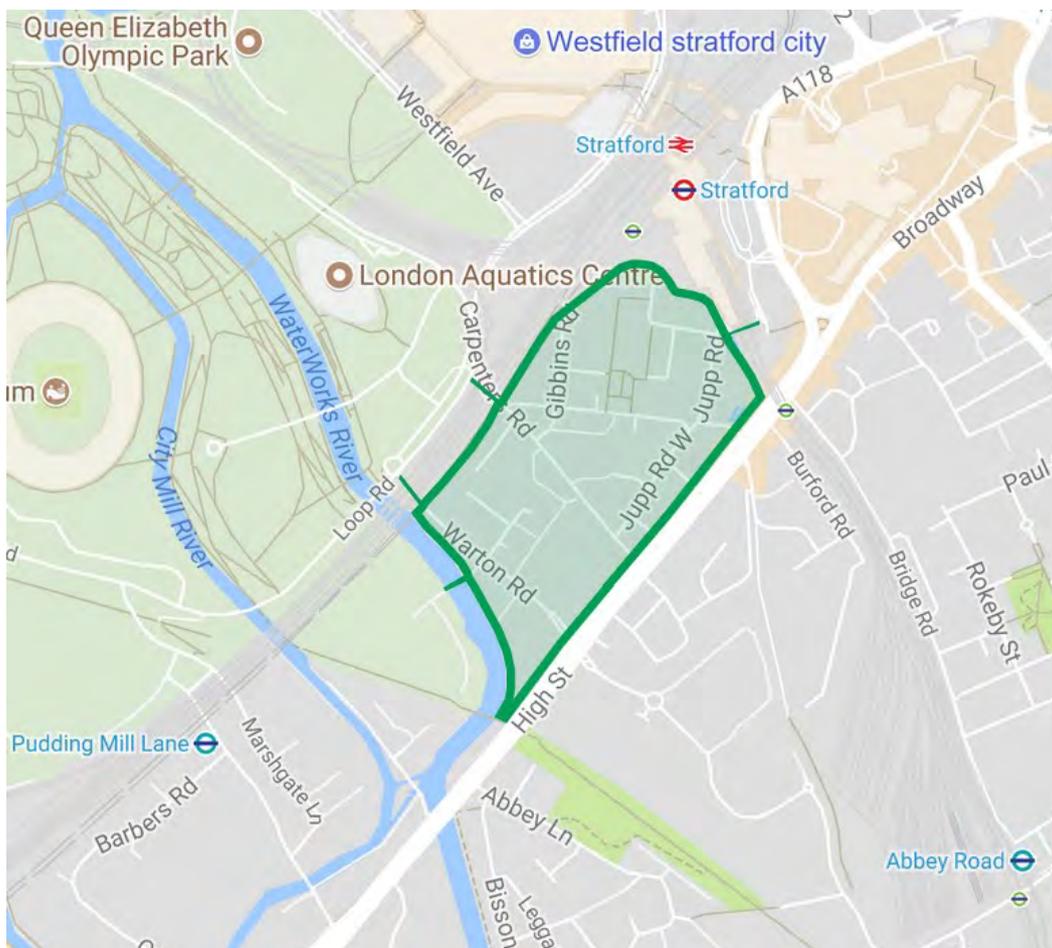
Green space, biodiversity and community gardening

Homes, refurbishment and sensitive infill

Transport connection and movement

Community facilities, ownership and empowerment

5. Delivery



Greater Carpenters Neighbourhood Area - in the context of the surrounding area.



# 1. Introduction

**1.1 Our area:** Greater Carpenters Neighbourhood Area is on the border of the Queen Elizabeth Park, Stratford, but is physically separated from it by railway lines. It is adjacent to waterways and green spaces, Stratford Station and Stratford town centre. Within the Greater Carpenters area, the low-rise homes and green spaces of the Carpenters Estate provide an important counterpoint to the high-rise buildings now filling the area.

It has a strong and supportive community particularly in parts of the area with a longer established community. Greater Carpenters Neighbourhood Area comprises residents of diverse religious, ethnic and cultural backgrounds. It includes a community built on strong relationships, some over generations where adults and children feel safe and secure. There is also a considerable amount of transience within newer parts of the area which have a predominance of short-term private renting and some Airbnb.

It has a mix of homes, including older local authority homes on the Carpenters Estate surrounded by newer housing association and market homes. There are a range of social housing tenants, leaseholders, freeholders, shared owners and private renters. There is also a good mix of property sizes.

There is a wealth of community assets, green and play spaces, a primary school, buildings craft college, an active community centre, public houses, a couple of local shops and a doctors' surgery, all well used by residents.

Greater Carpenters Neighbourhood Forum has been successful in gaining the listing of five Assets of Community Value in its Neighbourhood Area.

There are range of existing businesses here, including construction, maintenance, refurbishment, and artists' studios. There are also excellent training facilities in the Building Crafts College and the Carpenters and Docklands Centre.

**1.2 Background:** Our Neighbourhood Plan has its roots in the **Carpenters Community Plan**, produced in 2013 as a bottom-up alternative to Newham Council's plans for the demolition and rebuild of the Carpenters Estate.

The Localism Act 2011, which provided new powers to develop neighbourhood plans, led Carpenters Estate residents and stakeholders to reach out to the wider Greater Carpenters Neighbourhood Area of surrounding residents and businesses. Our Neighbourhood Forum and Area were designated by the London Legacy Development Corporation (LLDC) in July 2015.

Greater Carpenters Neighbourhood Forum members engaged positively with the consultation on and the Examination in Public of the LLDC's Local Plan. The Forum was encouraged by the comments made in Planning Inspector Jill Kingaby's report that 'there remain questions as to whether the [Newham Council's] assessments of refurbishment schemes are sufficiently up-to-date, and whether the most reasonable option for this area in the future has been defined'.

## Greater Carpenters listed Assets of Community Value



Carpenters Arms



Open green space



Local newsagents



Carpenters and Docklands Centre



Carpenters Primary School

The Forum has sought, through taking advantage of Neighbourhood Planning, to satisfy the determination of local residents and stakeholders to have influence on future development in the area.

It has worked hard in attempting to ensure that the Legacy of the Olympic Games actively supports the needs of existing and less well-off communities in our area.

The Forum seeks to protect as many social-rented homes in the area as possible in the face of extreme shortage and to build on our area's existing assets to maintain a valuable Lifetime Neighbourhood.

- 1.3 **Development of our Neighbourhood Plan:** During 2012 and 2013 residents of the Carpenters Estate, with local surrounding businesses and stakeholders developed a Carpenters Community Plan. This was informed by walkabouts, meetings, a week-long exhibition and an extensive door-to-door survey responded to by more than half the Carpenters Estate households.

Since being designated as a Neighbourhood Forum we have held monthly members' meetings, three open day events and carried out street and door-to-door surveys to gather the views of people across the Neighbourhood area. We have produced and distributed newsletters across the area.

We have carried out extensive and positive one-to-one discussions with local stakeholders and businesses, the heads of schools in and adjacent to the area, officers from local housing associations, trustees of the Carpenters and Docklands Centre, Carpenters Company, Newham's Sustainable Transport Officer, Transport for London planning and bus network development officers, UCL East community engagement officer and board members of Stratford Original (Business Improvement District).

We have met regularly with LLDC planning officers and also with Newham Council officers.

We engaged in the Mayor of London's consultation on estate regeneration and have been included as a good practice 'case study' in the Mayor's guidance.



## 2. Vision

- A **revitalised community** that has benefited from community-led and sustainable enhancement of existing homes, environment, local employment and community facilities, along with sensitive infill of new homes, jobs and amenities;
- a **vibrant and inclusive** community that is supported through protected and valued community assets and local businesses;
- a **resilient community** that gains benefits and which lives the Legacy of the Olympic Games;
- a **healthy and physically active community** achieved through improvements to community, green and play spaces;
- **community members who are empowered** through community-ownership, provision of lifelong learning opportunities in the neighbourhood and improved links with surrounding areas;
- a **community which is better integrated socially and physically with the surrounding area** through improved connections, social and community infrastructure and partnerships;
- an **engaged community** with residents and small businesses motivated to take part in decision-making to create a place that will support and sustain the positive value of our neighbourhood and create a model for others.





## 3. Objectives

1. **Economy and employment:** Development will promote a successful local economy, retaining and supporting the growth of existing local businesses, as well as providing more low-cost work space suitable for start-up and micro-businesses. It will provide and enhance opportunities for the GCNF community to access education and lifelong learning and enhance links with educational establishments outside the area. Development will be assessed for local employment policies which address the skills and needs of local residents.
2. **Green space biodiversity and community gardening:** Protect and enhance all existing green spaces to increase their quality and biodiversity. Encourage community gardening and food growing, sports and play to develop local ownership and pride. Introduce new green spaces and corridors to mitigate the impact of air pollution from main roads within and adjacent to the Greater Carpenters Neighbourhood Area.
3. **Housing refurbishment and sensitive infill:** Protect existing homes and ensure they are kept in a good condition. Add new homes where this supports and strengthens our community and meets identified needs, particularly for low-cost rented and family sized homes and homes for older and disabled people. Promote energy efficiency and carbon reduction.
4. **Transport connections and movement:** Improve walking, cycling and public transport connections with the surrounding area, to benefit Greater Carpenters Neighbourhood residents, local businesses, services and amenities, without compromising security.
5. **Community ownership and empowerment:** Provide genuine bottom-up regeneration. The community voice to be heard and taken into proper consideration in relation to all decision making that impacts on the neighbourhood. Improve and enhance existing social and community facilities and amenities, value and enhance local Assets of Community Value. Encourage initiatives that value uniqueness and irreplaceability and promote resilience.
6. **Health and wellbeing:** Support a healthy community by increasing the opportunities for healthy lifestyles, improving the environment and ensuring that local people gain the benefits of the Olympic Legacy, particularly a lasting increase in participation in sport.

This is an overarching objective, considered across all policies.

Figure 3.1 Early Proposals Map





# 4. Policies

## 4.1 ECONOMY AND EMPLOYMENT

4.1.1 The economic development strategy in this Plan starts with the employment of local people. This requires a wide-ranging programme of education and training for Greater Carpenters residents covering life skills, career planning and vocational qualifications, suitable for matching people with opportunities. This builds on the success of the Carpenters and Docklands Centre, the Building Crafts College and the Artists' Studios.

### POLICY E1 EDUCATION AND TRAINING

Developers will work with and support the Neighbourhood Education Partnership which brings together key providers, and the Carpenters Centre for Learning Support, where educational and training support will be provided.

4.1.2 The Neighbourhood Education Partnership, an initiative of the Neighbourhood Forum, will carry out skills audits, exchange data, share good practice and keep the programme under review. It aims to bring together Newham College, the London College of Fashion, the Building Crafts College, local schools' leaders the Universities (University of East London, University College London, Loughborough University, Birkbeck University), Housing Associations and local businesses through the Stratford Business Improvement District.

4.1.3 The Carpenters Centre for Learning Support will be based at the new multi-purpose Community Hub. It will provide training that existing residents can more easily access, provides links with work opportunities and meet the needs of local businesses. The Centre will also link community development activities to enterprise and skills development.

### POLICY E2 ENCOURAGING LOCAL BUSINESSES AND LOCAL EMPLOYMENT

Development proposals that protect and support the growth of existing local businesses, as well as new businesses, and provide employment opportunities for local people will be encouraged. In particular they will provide:

- low cost workspace, with 'genuinely affordable' rents targeted at young people and start-up businesses with a local connection.;
- temporary uses to provide low cost space for micro enterprises and social enterprises;
- local apprenticeships, work placement schemes, up-skilling of local residents and paying at least the London Living Wage;
- Improvements that make the area more attractive and enable businesses to grow, such as the basic maintenance of the area, lighting improvements, enhancement of green space and transport access.

4.1.4 Figure 4.1 map and image shows the potential of existing garages as a location for low cost workspaces, using shipping containers or lightweight structures above the garages, or conversion or demolition of some of the garages. These must be well

designed and maintained and best endeavours made to identify a non-profit group to manage the facilities. Consultation with nearby residents will be important.



**Figure 4.1** Existing Garages in the Greater Carpenters Neighbourhood Area

**Below** Proposed conversion of garages into low-cost work spaces



- 4.1.5 Low cost workspace is defined as meeting the objectively assessed economic needs of all types of small local businesses. The developer is required to produce detailed evidence of the existing local economy including a record of interviews with business owners in order to establish these needs on the ground. Drawing upon the experiences of other London Boroughs, target rents will be 50% market rents. Inflation linked increases will ensure low cost workspace is retained in perpetuity.
- 4.1.6 Innovative design solutions are needed to enable single storey commercial buildings to be replaced with multi-storey residential and workspace schemes. This will also respond to the frequent problem across London of commercial space underneath residential units remaining empty.
- 4.1.7 Development will protect and support existing local businesses, which will grow as the population of the area increases, as well as supporting new businesses. These include construction, maintenance and refurbishment firms, interior design and artists' studios. The Neighbourhood Forum has identified the importance of small scale industry and social enterprises that meet local needs as well as providing local employment.
- 4.1.8 The economic strategy recognises environmental impacts, including travel to work distances and the re-use and disposal of waste. It also takes account of supply chains, local business connections, the accessibility of contracts for local

businesses and the importance of local businesses being involved in developing plans for the area.

### POLICY E3 DIVERSITY OF RETAIL PROVISION

New retail will be permitted where it:

- (i) includes shops and services that are needed in the neighbourhood;
- (ii) does not mean an over-concentration of betting shops, money shops and brand name cafés.

No fast food takeaways will be permitted in the plan area.

4.1.9 The Neighbourhood Forum has an ongoing dialogue with Stratford Business Improvement District (BID) which includes businesses on Stratford High Street. Stratford BID has a number of projects which include My Stratford Award Card, joint procurement schemes and the Stratford Original Ambassadors, who aim to make the area feel safe and welcoming.

4.1.10 Shops and services that are needed in the neighbourhood have been identified through consultation as a pharmacy, laundrette, post office and hairdresser. Further evidence will be provided through the Social Impact Assessment. (See Policy C1.) The High Street up to Bow roundabout is an important part of the local economy, with the potential to be more active, and include a range of shops and services, including a pharmacy and small independent cafés and restaurants. There will be restrictions on brand name cafés of which there are already a good number in Stratford town centre and Westfield. Whilst the opposite side of the High Street falls outside of the neighbourhood plan area there is scope for the neighbourhood plan to influence its surrounding area (wider impact area).

4.1.11 Drawing upon the experiences of other London Boroughs that have applied an exclusion zone to restrict fast food takeaways, this plan assumes a 333-metre buffer zone around local schools. Through map work we have identified that there are no viable sites for fast food takeaways (see figure 4.2).

Figure 4.2 Map of surrounding schools and fast food buffer zones.



## 4.2 GREEN SPACE, BIODIVERSITY AND COMMUNITY GARDENING

### POLICY G1 GREEN SPACE

Development is required to protect and enhance the amenity, recreational and nature value of all green space within the neighbourhood and address deficiencies in quantity, quality and accessibility.

All residential developments will ensure there are sufficient resources for the maintenance of green spaces and provide opportunities for resident involvement in their management.

In some circumstances development may result in loss of existing green space. This will only be permitted if the community would gain replacement green space of enhanced quality and accessibility.

- 4.2.1 Green space is a high priority in the Plan because of its positive effects on health and well-being and its contribution to sustainable development. It is particularly important for residents outside the Carpenters Estate who have a deficiency of both green space and community spaces. Housing Associations in the area are keen supporters of the green space policy.

### POLICY G2 ENHANCING THE SOCIAL QUALITIES OF GREEN SPACES

Communal green spaces on the Carpenters estate have been identified as Local Green Space with a potential to provide community facilities (see figure 4.3). Development will contribute to:

- i) play facilities and the creation of a Youth Zone, as part of the Community Hub.
- ii) the provision and maintenance of an outside gym as part of a range of sports facilities to improve health and well-being and achieve the sporting participation legacy from the Olympics.



- 4.2.2 Some of these green spaces, one of which has been registered as an asset of community value, namely the Village Green/Multi Use Games Area have the potential to become space that are primarily for children and young people.

## **POLICY G3 BIODIVERSITY**

Development will protect and enhance existing biodiversity and encourage new areas of habitat.

In exceptional circumstances, development may result in the loss of habitat or trees. This will only be permitted, if the community gains replacement habitat or trees of enhanced quantity, quality and accessibility.

- 4.2.3 New build and existing buildings requiring planning permission, should have green/brown roofs and walls for wildlife, water retention and insulation. Wild flower meadows, pollinated friendly planting, bird boxes placed in trees and hedges replacing existing metal gates and fences will all contribute to improving habitat so that children and everyone in the neighbourhood can enjoy access to nature. The use of brown roofs will be supported within business areas and light industrial buildings.
- 4.2.4 The Plan recognises the need to increase the biodiversity of green spaces and other planted areas.



## **POLICY G4 TREES**

Development will support tree planting and maintenance as an essential part of greening the neighbourhood, providing multiple benefits such as sustainable drainage, capturing air pollutants, cooling and shading.

- 4.2.5 Tree planting carried out to a high specification where feasible will improve the environment on Warton Road, Kennard Road, Jupp Road, Rosher Close, Carpenters Road, the Square by the shops and other locations and function as routes for nature and as pleasant walking spaces.
- 4.2.6 Planting, seating and bicycle parking will be provided as appropriate to make the roads more attractive and inviting.

## **POLICY G5 LOCAL FOOD GROWING AND COMMUNITY GARDENING**

Community gardening will be encouraged for its contribution to biodiversity, by planting fauna and flora, and to food growing.

Composting and water butts will be a requirement of all new housing development.

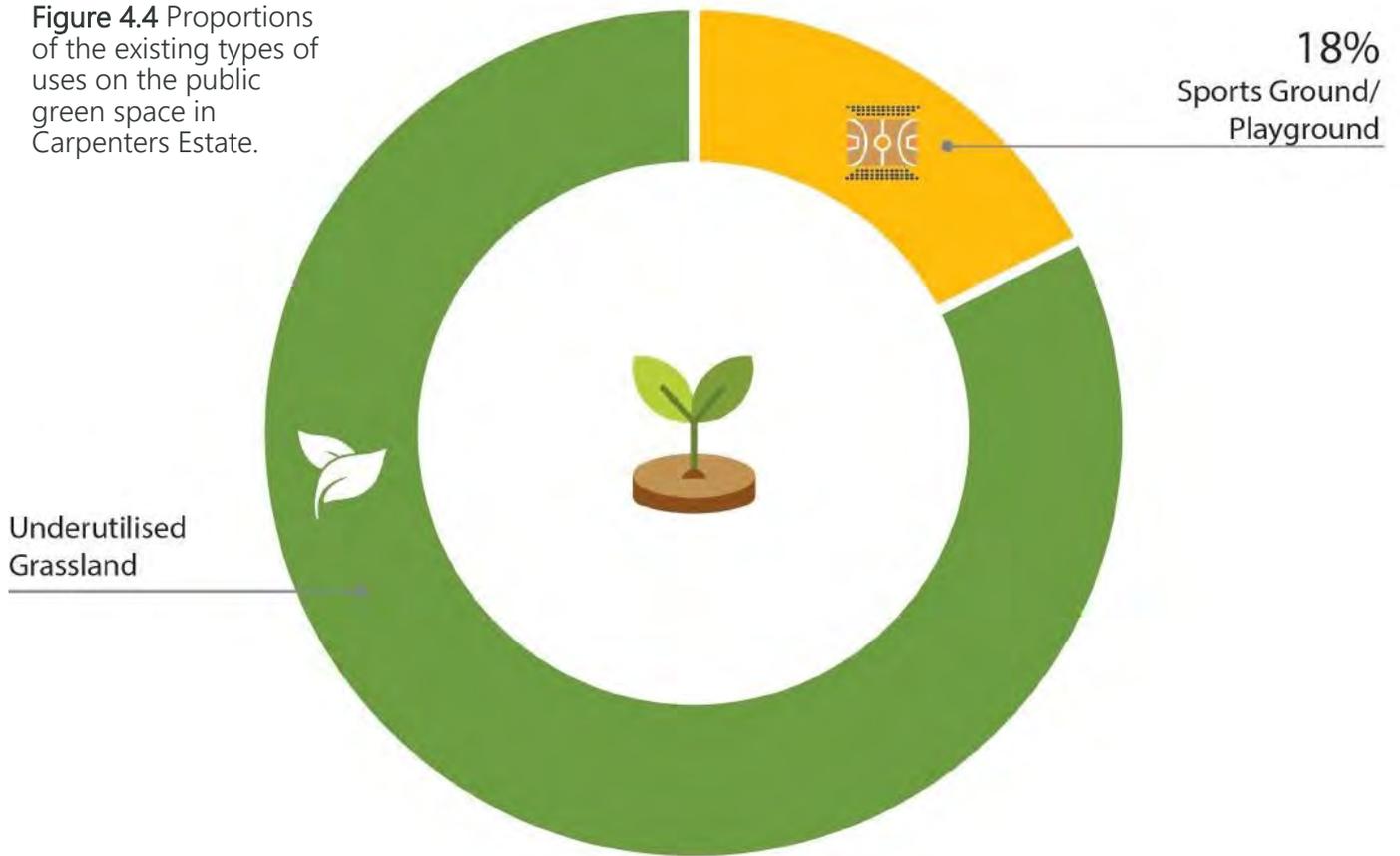
Food growing spaces will be a requirement of all new housing developments.

- 4.2.7 Opportunities should be available so that people can access fresh and healthy food and food growing spaces, including mini allotments, raised beds, roof gardens and orchards. Food growing is closely related to good health. It also provides opportunities for employment and training, including apprenticeships.
- 4.2.8 There will be a register of available land for food production including land within 15 minutes walking distance of the GCNF area. Management of the food growing spaces is considered in the Delivery chapter.

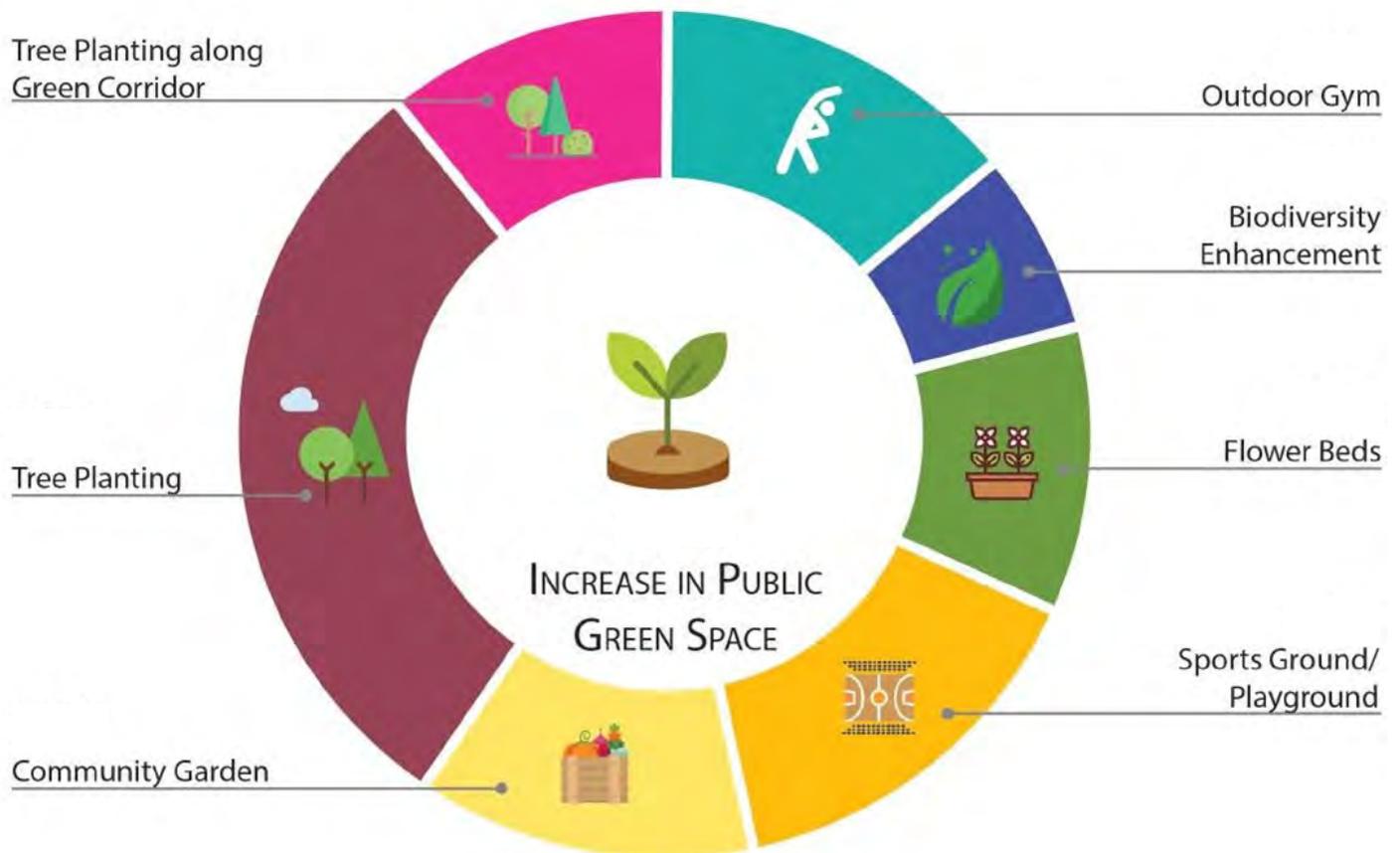
Figure 4.3 Existing public and private green space



**Figure 4.4** Proportions of the existing types of uses on the public green space in Carpenters Estate.



**Figure 4.5** Indicative graphic to illustrate improvements to green space





## 4.3 HOMES, REFURBISHMENT AND SENSITIVE INFILL

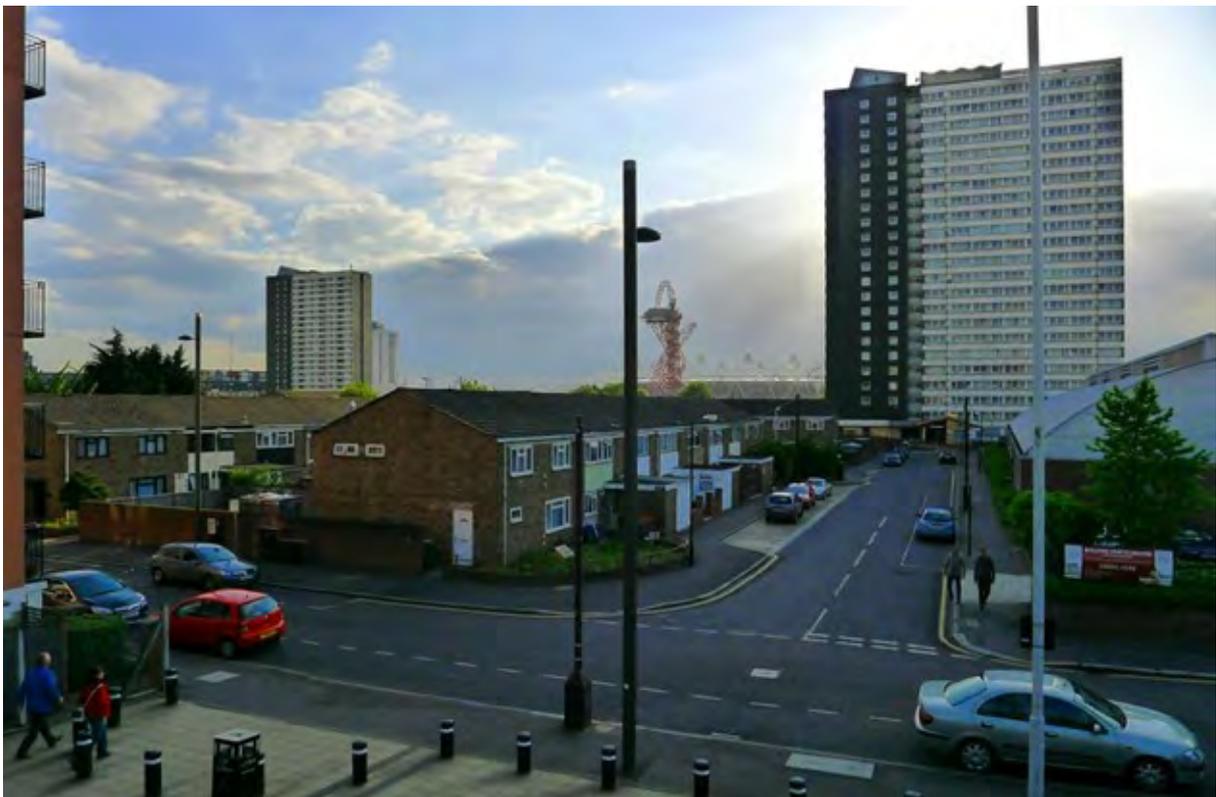
### POLICY H1 REFURBISHMENT OF EXISTING HOMES

Development that contributes to refurbishment will be particularly welcomed. This plan gives the highest priority to maintaining and refurbishing all existing homes in the neighbourhood.

#### 4.3.1 Refurbishment will be long term and sustainable to:

- prioritise older persons and the fuel poor in the neighbourhood who will have their homes refurbished and adapted first;
- Include energy and water retrofit, such as smart energy meters, insulation, dual flush toilets and water butts as a collection point for rainwater harvesting;
- encourage community owned energy projects;
- set upgrade values for glazing, wall insulation and air tightness that fit with best practice, with performance testing to ensure the upgrades are effective.

These priorities were identified in the research report UCL: Water and Energy Infrastructure (a separate evidence base document).





## POLICY H2 NEW HOMES

The target is to provide 650 new homes and bring 300-350 empty homes back into use. This will be in addition to the existing 2,200 homes in the Greater Carpenters neighbourhood area. The presumption is that the new homes will be in blocks of up to 8 storeys. This policy will achieve extensive mixed use development that includes additional community facilities and employment space, achieved through sensitive infill (for their locations, see figure 4.6 on site allocations) and will be additional to the existing social rented housing rather than their replacement.

Any development that proposes demolition of existing housing will require a comprehensive, independent analysis of environmental costs (including embodied carbon), social costs and economic costs of all proposed options and a ballot of all residents, whether tenants, leaseholders or freeholders. Options should always include refurbishment.

For sites providing 10 units or more, there will be a target of 50% of all new homes being not-for-profit (community led housing and social rented housing). Developers will be required to show how they are addressing the needs of households with less than median income levels.

All new homes will be required to contribute to sustainable development and to:

- achieve Category 2 Part M requirements to meet the present and future needs of older and disabled people and enable them to continue living within the community;
- address the need for green space, play and youth provision, community space and other amenities as required to meet lifetime neighbourhood standards.

All new homes will aim to:

- Achieve a 2-star rating on the Home Quality Mark.

4.3.2 New homes, both market and not-for-profit, will maintain and add to the existing character of the area and the vitality of the community. New homes will support the housing needs of the area, including homes for young families (there will be a high proportion of family sized homes of 3 bedrooms plus) and for older people who need supported housing.

4.3.2a The housing target and site allocations are based on research by AECOM (a separate evidence base document). The Home Quality Mark is evidenced in the supporting document Max Fordham: Sustainability Matrix.

4.3.3 A resident-led masterplan for the Carpenters Estate will be drawn up by a design team that includes the Neighbourhood Forum, supportive architectural practices and other stakeholders. The masterplan will use policies and text in this section of the Plan as the basis for its work.

4.3.3a CO2 targets are evidenced in the supporting document Max Fordham: Sustainability Matrix.

### **POLICY H3 ENVIRONMENTAL STANDARDS FOR NEW HOUSING**

All new homes will be required to achieve high standards of sustainable development, including:

- (i) low and zero carbon energy;
- (ii) best practice in sustainable urban drainage (SuDS);
- (iii) the re-use and recycling of resources;
- (iv) the production and consumption of renewable energy;
- (v) CO2 targets that align with the London Plan requirements;
- (vi) provide monitoring of electricity and heat in terms of cost, energy and carbon dioxide emissions.

New developments will provide a combined heat and power scheme, with research undertaken into the benefits and feasibility of connecting to the Olympic Park District Energy Scheme. It is important that the benefits of the Olympic legacy spread to the Greater Carpenters area. However, a key consideration is that the running cost for residents is cheaper than the existing heating costs.

The provision of low and zero carbon energy infrastructure in new developments should be linked to existing buildings so that they also benefit, thus achieving an integrated community.



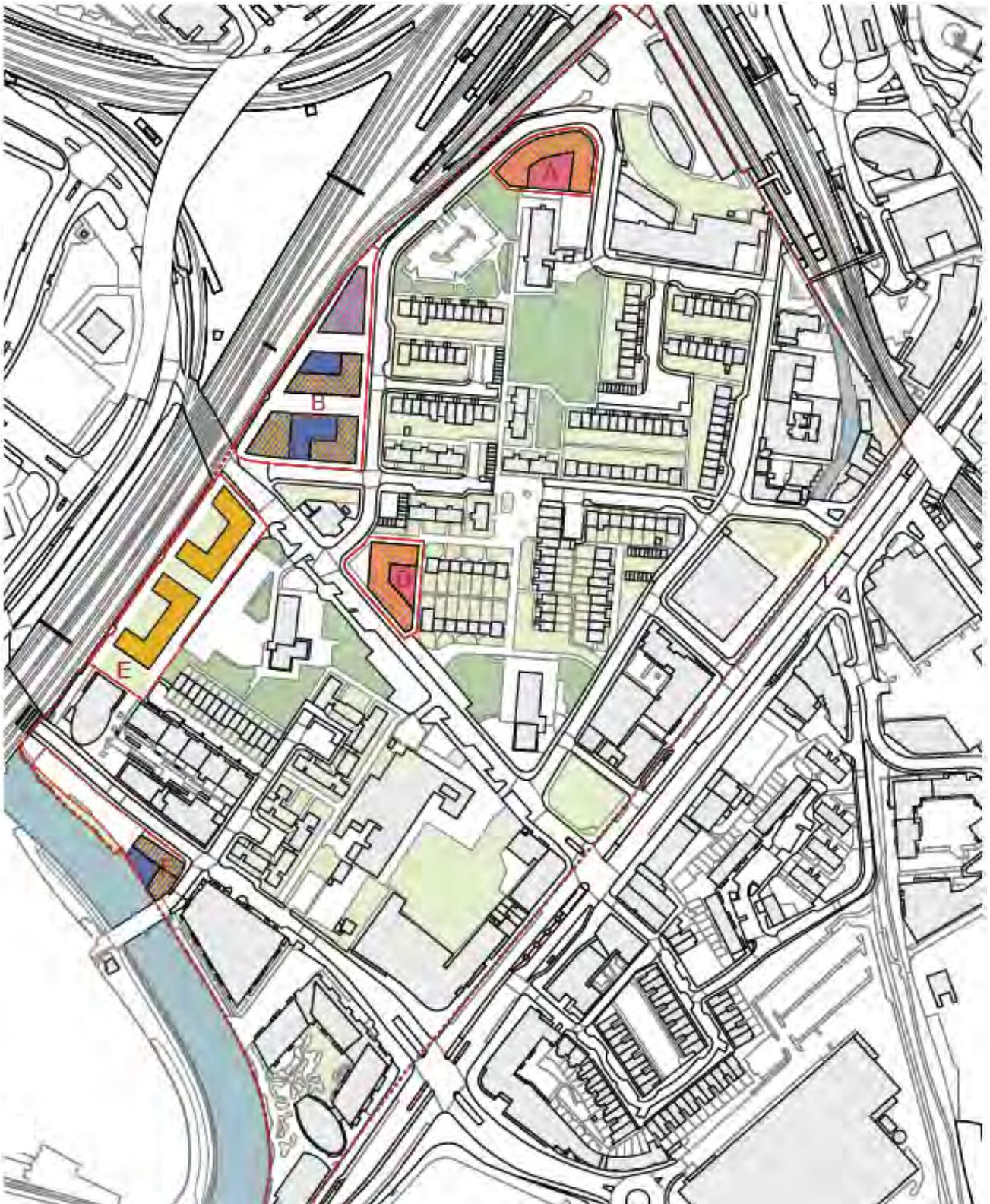


Figure 4.6 shows the preferred option that will achieve delivery of 650 new homes at a height of up to eight storeys, through sensitive infill. This option achieves 650 new homes, with no loss of business/employment space and with additional community space.

The full set of options (produced by AECOM for GCNF) is in a separate evidence-based document on our website.

Typology Plan  
Key

- Sites - Area of Change
- New Residential Buildings
- New Residential Units Above Existing Buildings
- Community Facilities
- Business
- Mixed Use Building - Business with Residential Units above
- Mixed Use Building - Community Facilities with Residential Units above
- Mixed Use Building - Business with Community Facilities above Mixed Use
- Mixed Use Building - Community Facilities with Business above



## 4.4 TRANSPORT CONNECTIONS AND MOVEMENT

### POLICY T1 IMPROVING CONNECTIVITY AND ACCESSIBILITY

Developments will support the better integration of the Greater Carpenters neighbourhood with the surrounding area. Key linkages that need improving are access to Stratford station and to the Olympic Park and its facilities.

- 4.4.1 There should be a clear and accessible pedestrian and cycling route to the Greenway that avoids crossing Stratford High Street and improved access so that the community benefits from the Olympic Legacy.
- 4.4.2 New entrances to Stratford station are required on Gibbins Road. These are supported in principle by TfL, subject to confirmation of the business case.
- 4.4.3 Improvements such as better lighting need to be provided at the Jupp Road footbridge, which is owned by Newham Council.
- 4.4.4 On event days at the Olympic/West Ham stadium, there should be agreed access plans to the Carpenters estate to balance the benefits to local businesses with concerns of local residents.

### POLICY T2 SUSTAINABLE TRANSPORT

All developments should provide small scale infrastructure that will increase the number of walking and cycling journeys and contribute to making bus services more accessible across the Greater Carpenters Neighbourhood.

Measures will include:

- cycle storage must be provided in all new residential and commercial development equal to or better than the standards in the London Plan;
- Extension of the London bike hire scheme to cover the neighbourhood, as well as support for local bike hire schemes;
- Developments may include car parking space, but with encouragement for low carbon and diesel free cars, and must demonstrate how they will increase the number of journeys made by foot and bike.

- 4.4.5 Stronger policies on cycling will address Newham's low level of cycling and add to existing initiatives such as the Quietway programme and green cycle hangers. TfL supports the principle of extending cycle hire schemes, subject to assessments being undertaken.
- 4.4.6 Though there are many bus services immediately adjacent to the Greater Carpenters, within and across the neighbourhood the community is not well served by buses. To reduce the need for walks to the High Street, and to provide a more accessible transport system, we will encourage new or extended bus routes (e.g. bus 205), or reverting to the pre-Olympic routeing (bus 276) so

these go along Carpenters Road and link the estate directly with destinations such as Homerton Hospital, Newham Hospital, Sir Ludwig Guttman Health Centre and Stratford. See figures 4.7, 4.8 and 4.9.. The Neighbourhood Forum will have an on-going dialogue with TfL about these aspirations.

### POLICY T3 WALKING AND CYCLING ROUTES

Development will assist in providing clear and accessible pedestrian and cycling routes. Specific measures will include:

- road space reallocation to create additional space for dedicated walking and cycling routes but not to the detriment of public transport services;
- routes linking up green spaces so as to increase their use;
- improvements to landscaping, lighting and the design of pavements on Lett Road, Jupp Road, Carpenters Road and Warton Road.
- Pedestrian crossings on Carpenters Road and Warton Road

4.4.7 There will be well signed walking and cycling routes, North, South, East and West, linking in green spaces so as to increase their use. See routes in figures 4.10 and 4.11.

4.4.8 Safe pedestrian movement will be encouraged through improved, safe walking routes to school and measures that back up the 20-mph speed limit such as “20 is plenty” signs and road markings

4.4.9 The Neighbourhood Forum seeks discussion with Network Rail about the future of storage space below rail tracks alongside Gibbins Road. This adjoins the Neighbourhood Plan (wider impact) area.



Figure 4.7 Proposed bus route 205

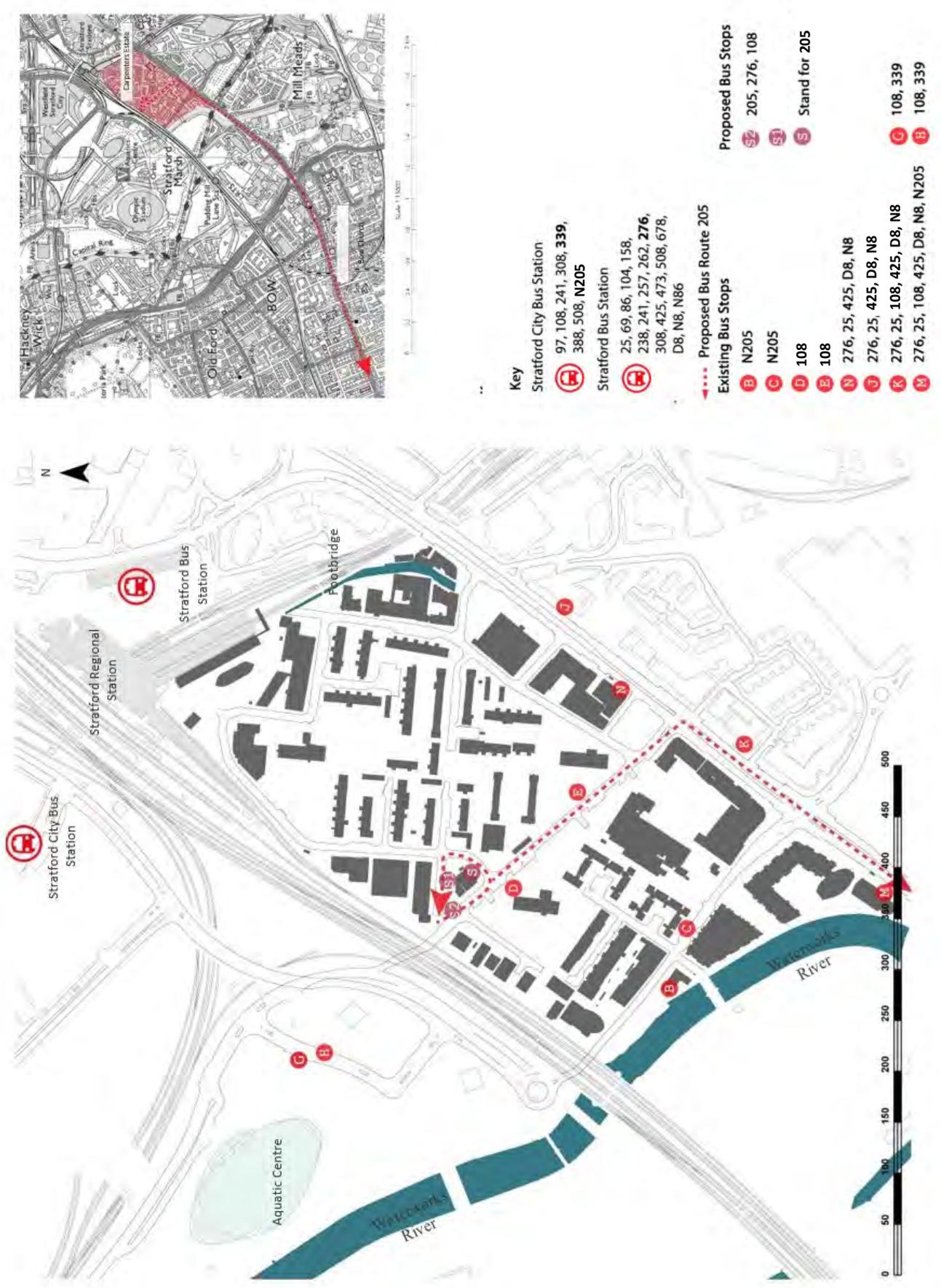


Figure 4.8 Existing bus route 276

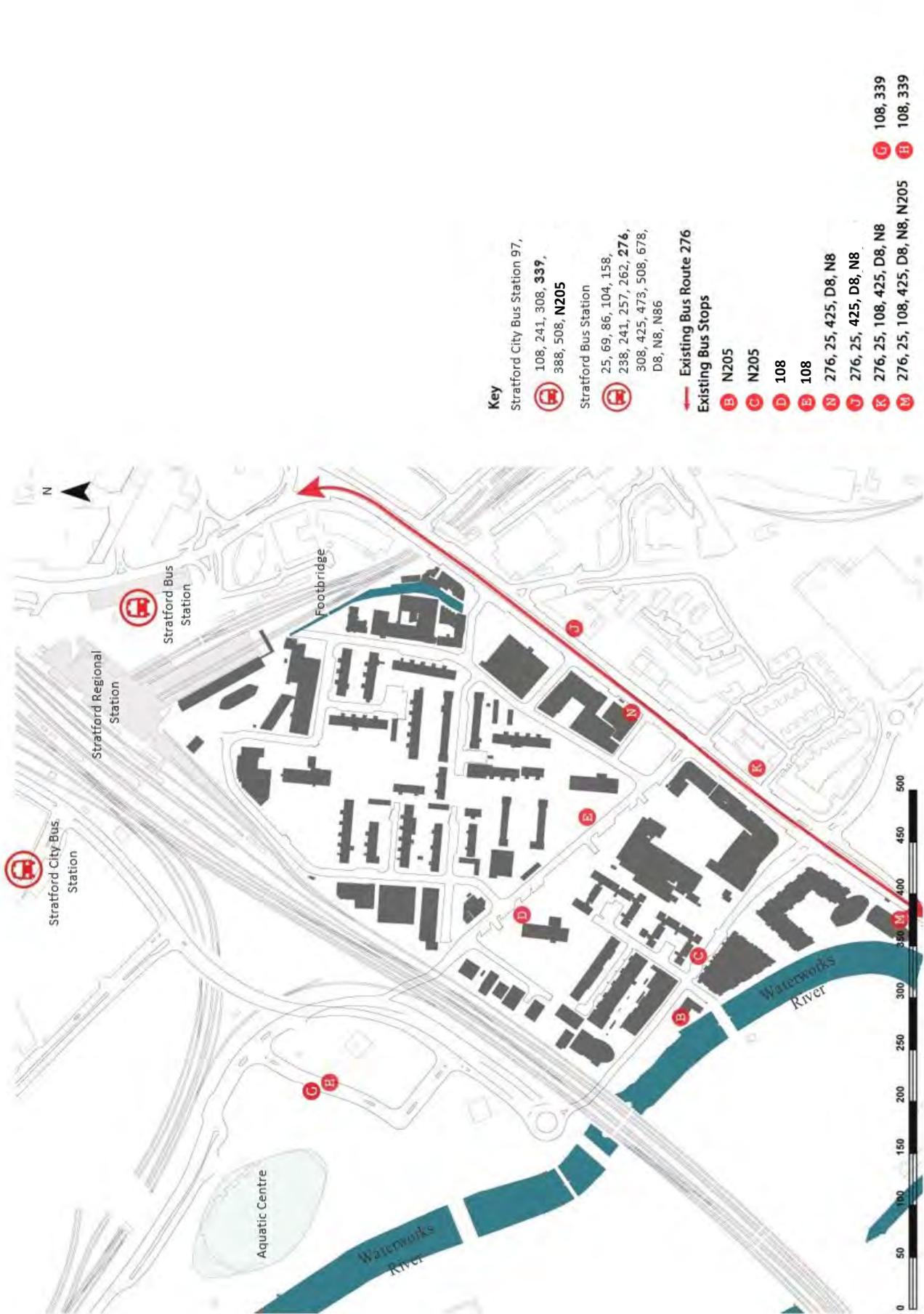
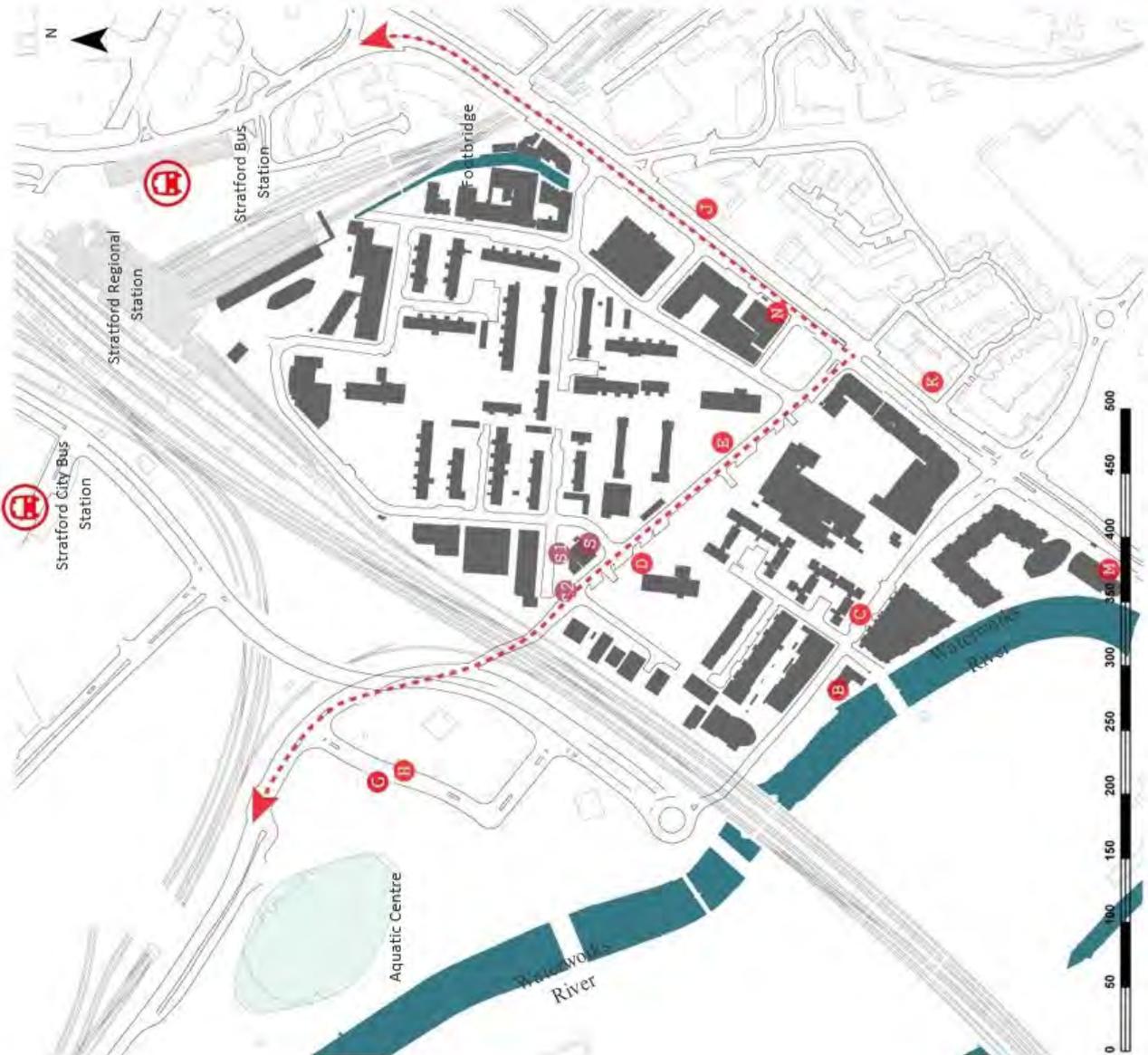


Figure 4.9 Proposed 276 bus route



**Key**

Stratford City Bus Station 97,

108, 241, 308, **339**,

388, 508, **N205**



Stratford Bus Station

25, 69, 86, 104, 158,

238, 241, 257, 262, **276**,

308, 425, 473, 508, 678,

D8, N8, N86



**Existing Bus Stops**

**B** N205

**C** N205

**D** 108

**E** 108

**N** 276, 25, 425, D8, N8

**J** 276, 25, 425, D8, N8

**K** 276, 25, 108, 425, D8, N8

**M** 276, 25, 108, 425, D8, N8, N205

**Proposed Bus Stops**

**SZ** 205, 276, 108

**ST**

**S** Stand for 205

**U** 108, 339

**R** 108, 339

Figure 4.10 Pedestrian Routes

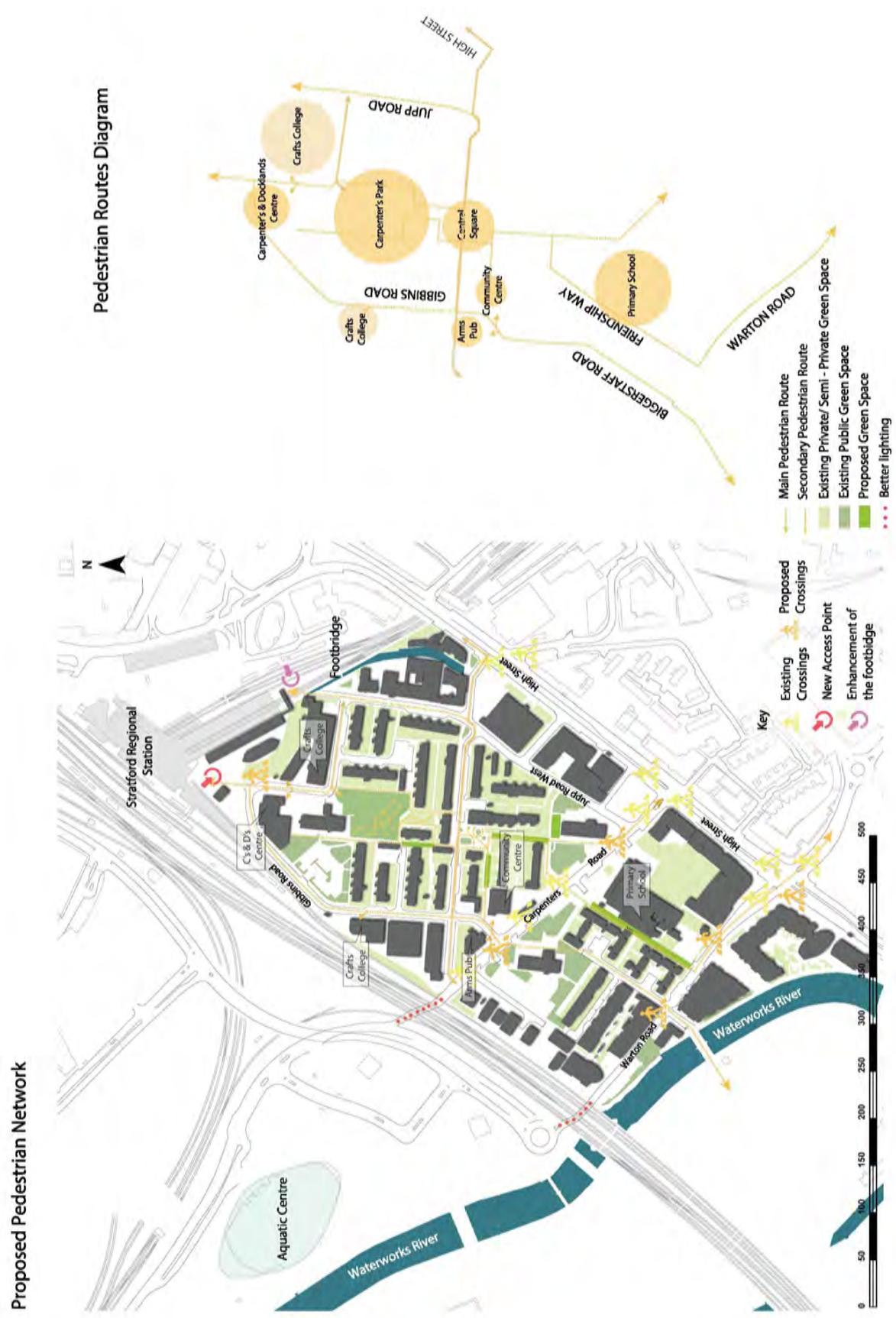
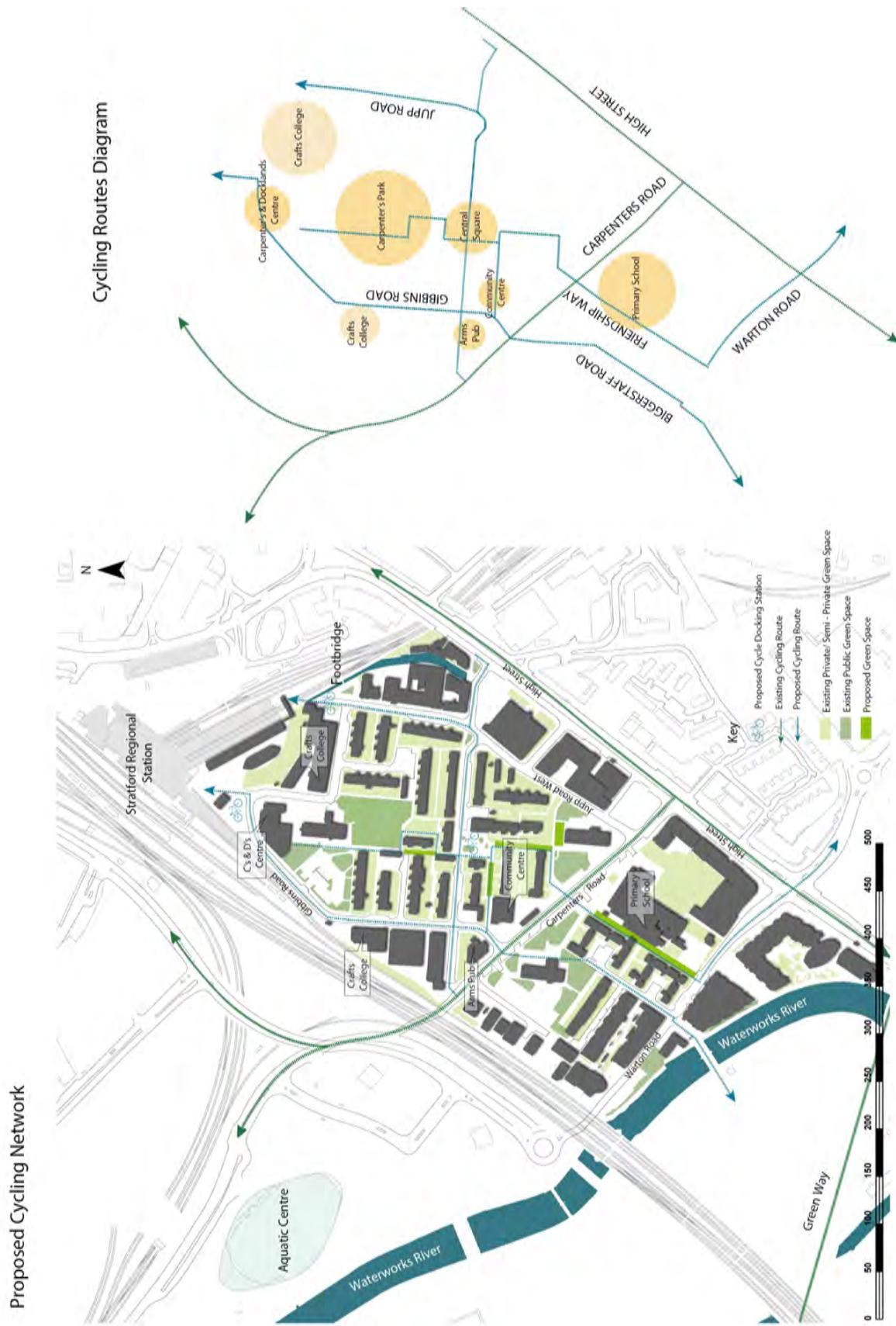


Figure 4.11 Cycling Routes





## 4.5 **Community facilities, ownership and empowerment**

### POLICY C1 COMMUNITY EMPOWERMENT

Developers must value an active, engaged community, undertake investment in community infrastructure and work with the Neighbourhood Forum to engage all groups in the design and delivery of schemes, which will be measured against the Neighbourhood Plan. Measures to achieve this are:

- (i) development briefs must be submitted to the GCNF as well as to the LLDC;
- (ii) agree with GCNF a programme of active engagement with the wider community;
- (iii) measure and evaluate the impact of major development proposals on existing residents and businesses, it is a requirement that Social Impact Assessments are undertaken;

4.5.1 We are planning for a lifetime neighbourhood in which the community feels empowered and has a sense of ownership. The policy applies to applicants proposing major developments that include 10 (or more) dwellings or 1,000 square metres of floorspace.

4.5.2 The criteria for preparing social impact assessments will be agreed with the Neighbourhood Forum and include:

- analysis of what the area already contains, its housing, jobs, community facilities, locally appreciated buildings;
- social and health costs if relocation is proposed;
- the importance of the assessment being conducted and published independently of the developer.

4.5.3 Development will support a new multi-purpose community hub at the former TMO building. This will provide office space for GCNF and other community organisations in the area, and community space for events that can be hired by local residents at a nominal charge. A youth zone could be included as part of the community hub. Specific activities will be available for young people, older people and women with a variety of activities for all, including indoor sports, leisure and multi-faith activities.

4.5.3a The Plan area falls within a Tier 2 Archaeological Priority Area, with a potential for deep buried archeological finds. Guidance will be sought from Historic England on how to value the historic elements of the area.



## POLICY C2 COMMUNITY FACILITIES

Major developments will be expected to make provision for appropriate community facilities in the area such as:

- (i) new school places, particularly for primary pupils, by refurbishment of Carpenters Primary School and an extra form;
- (ii) additional nursery places;
- (iii) primary care health facilities linked to a pharmacy that co-provides services;
- (iv) community based culture and art;
- (v) improvements to existing community centres and the range of services they provide;
- (vi) play facilities.
- (vii) prayer facilities

Loss of space for existing community purposes will only be supported where equivalent facilities are re-provided on the same site where possible, or elsewhere in the Plan area, with high standards of accessibility.

Community floor space must be genuinely affordable for renting and its future secured by long term lease agreements (99 years).

- 4.5.4 We place a high value on existing community facilities, which are an essential part of a lifetime neighbourhood. All community facilities should include community representatives on their Boards. This is a best practice approach to community engagement that we will discuss with developers and seek sign up from other stakeholders. We wish to encourage community ownership models such as the Bromley By Bow Healthy Living Centre, Community Land Trust and Community Development Trusts.



- 4.5.5 The GCNF aspires to have ownership of the Neighbourhood Plan in its delivery and implementation and influence over developer applications coming through in the neighbourhood plan area.

The Forum would want to explore a Memorandum of Understanding between the LLDC and the Forum to put these aspirations into practice, including:

- the case officer meeting with GCNF at an early stage to plan the approach to the developer's application;
- Encouraging the developer to resource a 'planning for real' approach in the preparation of the masterplan;
- sharing the draft officers' report;
- inviting GCNF to address Planning Committee as a statutory consultee;
- inviting GCNF to provide a briefing to Members ahead of the Planning Committee. This would be an extension of the practice of the developers offering briefing sessions to Members.



# 5. Delivery

5.1 Implementation of the Neighbourhood Plan will need commitment and participation from developers, authorities, local businesses, service deliverers and GCNF itself. Realisation of the plan is spread over 10 years. Table 1 (below) sets out projected timescales for delivery of the plan's objectives and policies expressed as (1) immediate - upon approval of the Plan, (2) short- within a year of the approval of the Plan (3) medium - between one and five years, (4) long - between five years of the plan being approved and the end of the Plan period (5) ongoing, throughout the lifetime of the plan.

| References   | Objectives / Policies  | Action by   | Timescale |
|--|--|---|-----------|
| <b>Economy and Employment</b>                          |  |   |           |
| O1, O5, E1   | Support a wide-ranging programme of education and training for Greater Carpenters residents. | GCNF, CCLS, NEP, developers                               | 3         |
| O1, E2   | Encourage local businesses and local employment  | LLDC, SBID <sup>3</sup> , existing business, developers   | 5         |
| O1, O6, E3   | Diverse retail provision   | LLDC, SBID  | 5         |
| <b>Green space, biodiversity</b>                       |  |   |           |
| O2, O5, O6, G1   | Protect and enhance green spaces and increase their quality and biodiversity                 | LBN <sup>4</sup> , HAS <sup>5</sup> developers, residents | 3/4       |
| O2, O5, O6, G2, C1, C2                                 | Enhance social facilities of green space.  | LBN, HAS, residents developers, GCNF                      | 2/3       |
| O2, O5, O6, G3   | Enhance biodiversity   | LBN, HAS, residents developers,                           | 1,5       |
| O2, O6, G4   | Support tree planting and maintenance as part of re-greening                                 | LBN, HAS, GCNF, developers                                | 2/3       |
| O2, O5, O6, G5   | Support food growing and community gardening   | LBN, HAS, GNNF, residents                                 | 1,2,3     |
| <b>Homes, refurbishment and sensitive infill</b>       |  |   |           |
| O3, O6, H1   | Refurbishment of existing homes  | LBN, HAS  | 3/4       |
| O3, H2   | Sensitive infill development of new homes  | Developers, LBN, HAS, other land-owners.                  | 3         |
| O3, O6, H3, H2, H1                                     | Support energy efficiency and low carbon   | Developers, LLDC, LBN, HAS                                | 3/4       |
| <b>Transport, Connections and Movement</b>             |  |   |           |
| O4, T1   | Improve connectivity and accessibility   | LBN, TFL, police  | 2-4       |
| O4, O6, T2   | Improve sustainable transport  | Developers, LBN, HAS, TFL                                 | 2,5       |
| O2, O4, O6, T3   | Provision of clear and accessible pedestrian and cycling routes.                             | Developers, LBN, TFL                                      | 2         |
| <b>Community facilities, ownership and empowerment</b> |  |   |           |
| O5, O6, C1   | Provide genuine bottom up regeneration   | Developers, GCNF, LLDC, LBN                               | 5         |
| O5, O6, C1   | Provide appropriate community facilities   | Developers, LLDC, LBN, HAS, existing providers            | 3/4       |

5.2 Projects identified for delivery within the plan period are set out in table 2 (below). Some (highlighted in grey) will be delivered with support from CIL payments, other planning gain, funding or in-kind support. Time scales are prioritised 1-4 as set out in paragraph 5.1.

Table 2: Objective and Policy Delivery timescales

| Objectives / policies     | Project  | CIL / other support                                | Timescale & CIL priority |
|---------------------------|--|--|--------------------------|
| All objectives & policies | Development of a masterplan to support the delivery of Neighbourhood Plan policies.  | Locality   | 1                        |
|                           | <b>Economy and employment</b>  |  |                          |
| O1, E1, E2                | Creation of GCNF Education partnership.  | SBID   | 1                        |
| O1                        | Create a local business association to provide mutual support.   | SBID   | 2                        |
| O1, E2                    | Convert empty garage spaces for start-up micro-businesses.   | CIL  | 2/3 (CIL priority 3)     |
|                           | <b>Green space, biodiversity and community gardening</b>   |  |                          |
| O2, O6, G1                | Plan improved landscaping of green spaces - within the masterplan..  | Locality   | 1                        |
| O2, O6, G2                | Provide outdoor gym equipment to support health and well-being objective and social interaction between residents of all ages.   | CIL  | 2/3 (CIL priority 1)     |
| O2, O5, O6, G2            | Create a children's park on the large open space adjacent to Denison Point'. A previously proposed scheme should be revisited and realised as part of a GCNF masterplan.   | Grant funding, Mayor London, CIL                   | 2/3 (CIL priority 4)     |
| O2, O5, O6, G4            | Work with LLDC and volunteers to plant more trees and develop green space.   | LLDC, Mayor of London, LBN, CIL                    | 2/3 (CIL priority 5)     |
| Objective 2,6 Policy G5   | Support a community gardening and 'incredible edible group'. A GCNF gardening group is established and needs additional support.   | GCNF/grant funding                                 | 1                        |
|                           | <b>Homes, refurbishment and sensitive infill</b>   |  |                          |
| O3, H1, H2                | Commission a full and up-to-date survey of the condition of blocks on the Carpenters Estate and develop a refurbishment plan for Carpenters Estate – identifying what needs to be done immediately and what in the future. | In kind support LBN Mayor of London                | 1 (CIL priority 1)       |
| O3, O5, O6, H1            | Develop a community owned solar power project - to support this policy theme, policy 4.3 and assist in addressing fuel poverty.  | LBN Mayor of London                                | 2/3                      |
|                           | <b>Transport, Connections and Movement</b>   |  |                          |
| O4, O6, T2                | Support provision of cycles and bike racks.  | LBN green storage hangers Duncan House development | 1/2                      |
| O4, O6, T2                | Improve signage in the GCNF area - to support legibility, accessibility and links with surrounding areas and communities.  | TfL LBN  | 2                        |
|                           | <b>Community facilities, ownership and empowerment</b>   |  |                          |
| O1, O5, O6, E1, C1        | Support the creation of a new community hub on the site of the former TMO building with a variety of sport and creative activities and events accessible for people of different ages.                                     | CIL  | 3/4 (priority 2)         |
| O5                        | Create a local history trail celebrating the local area and its communities.   | Grant funding                                      | 2                        |





email [greatercarpentersforum@gmail.com](mailto:greatercarpentersforum@gmail.com) website <http://greater-carpenters.co.uk/>  
twitter [twitter.com/gcnforum](https://twitter.com/gcnforum) Facebook [facebook.com/gcnForum](https://facebook.com/gcnForum)